

Maryland Historical Trust

Maryland Inventory of Historic Properties Form

Inventory No. M: 26-49

1. Name of Property (indicate preferred name)

☐ historic

☐ other 715 Brent Road

2. Location

☐ street and number 715 Brent Road ☐ not for publication

☐ city, town Rockville ☐ vicinity

☐ county Montgomery

3. Owner of Property (give names and mailing addresses of all owners)

☐ name Ronald W. Seldon

☐ street and number 715 Brent Road ☐ telephone

☐ city, town Rockville ☐ state MD ☐ zip code 20850

4. Location of Legal Description

☐ courthouse, registry of deeds, etc. Montgomery County Judicial Center ☐ liber 4953 folio 618

☐ city, town Rockville ☐ tax map GR22 ☐ tax parcel ☐ tax ID number 00208570

5. Primary Location of Additional Data

- ☐ Contributing Resource in National Register District
☐ Contributing Resource in Local Historic District
☐ Determined Eligible for the National Register/Maryland Register
☐ Determined Ineligible for the National Register/Maryland Register
☐ Recorded by HABS/HAER
☐ Historic Structure Report or Research Report at MHT
☐ Other: _____

6. Classification

Category	Ownership	Current Function	Resource Count
<input type="checkbox"/> district	<input type="checkbox"/> public	<input type="checkbox"/> agriculture	<input type="checkbox"/> landscape
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> commerce/trade	<input type="checkbox"/> recreation/culture
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> defense	<input type="checkbox"/> religion
<input type="checkbox"/> site		<input checked="" type="checkbox"/> domestic	<input type="checkbox"/> social
<input type="checkbox"/> object		<input type="checkbox"/> education	<input type="checkbox"/> transportation
		<input type="checkbox"/> funerary	<input type="checkbox"/> work in progress
		<input type="checkbox"/> government	<input type="checkbox"/> unknown
		<input type="checkbox"/> health care	<input type="checkbox"/> vacant/not in use
		<input type="checkbox"/> industry	<input type="checkbox"/> other: _____
			Contributing <u>2</u>
			Noncontributing
			<input type="checkbox"/> buildings
			<input type="checkbox"/> sites
			<input type="checkbox"/> structures
			<input type="checkbox"/> objects
			<input type="checkbox"/> Total
			Number of Contributing Resources previously listed in the Inventory

7. Description

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Condition

<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins
<input type="checkbox"/> fair	<input type="checkbox"/> altered

Prepare both a one paragraph summary and a comprehensive description of the resource and its various elements as it exists today.

The 1948 house at 715 Brent Road is a symmetrical one and a half story side-gabled rectangular frame house with a basement, two single-light front-gabled roof dormers on the front façade, and a double-width shed-roofed rear dormer on the rear façade, and an exterior brick chimney on the west façade. It is typical of post-WW-II compact houses known stylistically as "Cape Cod" dwellings. The style was a common type built in new subdivisions in the later 1940s and 1950s in Rockville and in the United States. The house provided more than the standard living space as originally built, 1,344 square feet, and several other period examples of the style era exist on this street. Several abutting and adjacent dwellings have been greatly expanded. The exterior material is stuccoed cinder block with a frame roof and gable ends. The windows are double hung 1/1 sashes. It has a center front entrance stoop and an asphalt driveway on the west side. Several outbuildings are present in the rear yard. A cement walkway leads from the public sidewalk to the front stoop. The property has minimal landscaping with one tall mature tree on the front west corner of the yard and a smaller ornamental tree in the front yard, and several low foundation shrubs softening the foundation line. The rear yard is lawn with several outbuildings at the rear fence line. The house is the subject of a demolition permit filed in October of 2004.



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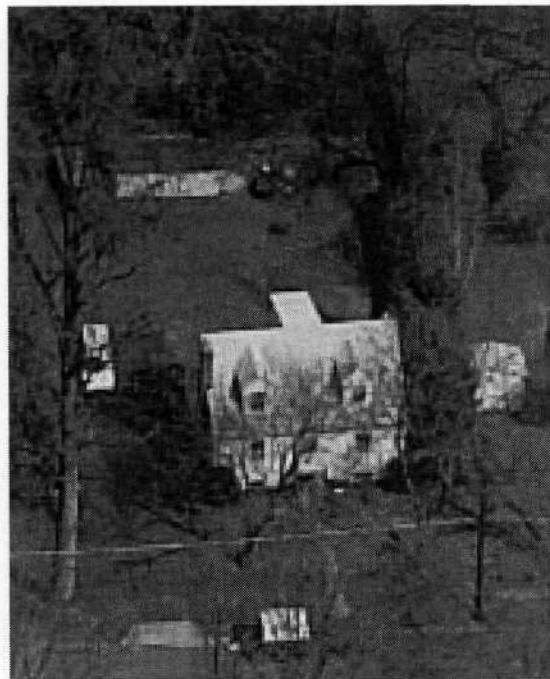
Name 715 Brent Road

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Views of 715 Brent Road clockwise from top: front (south) west, north (rear) and west facades.



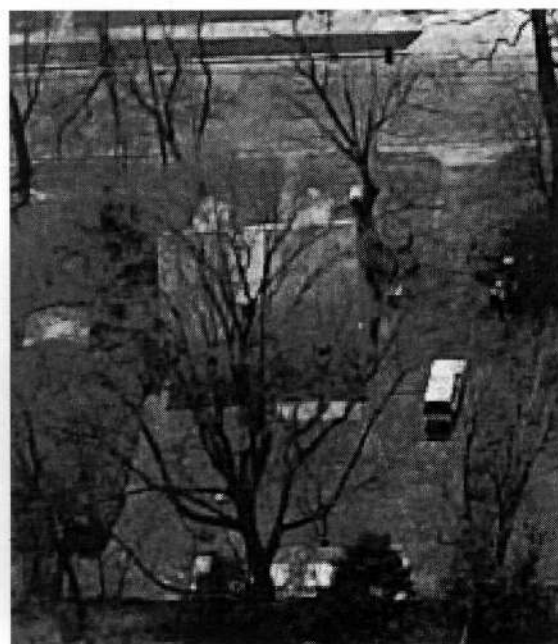
Front (south) façade



715 Brent Road - West Facade



715 Brent Road - East Facade



715 Brent Road - North (Rear) Facade

8. Significance Inventory No.

M-26-49

Period	Areas of Significance	Check and justify below		
<input type="checkbox"/> 1600-1699	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> health/medicine	<input type="checkbox"/> performing arts
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> archeology	<input type="checkbox"/> education	<input type="checkbox"/> industry	<input type="checkbox"/> philosophy
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> architecture	<input type="checkbox"/> engineering	<input type="checkbox"/> invention	<input type="checkbox"/> politics/government
<input checked="" type="checkbox"/> 1900-1999	<input type="checkbox"/> art	<input type="checkbox"/> entertainment/ recreation	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 2000-	<input type="checkbox"/> commerce	<input type="checkbox"/> ethnic heritage	<input type="checkbox"/> law	<input type="checkbox"/> science
	<input type="checkbox"/> communications	<input type="checkbox"/> exploration/ settlement	<input type="checkbox"/> literature	<input type="checkbox"/> social history
	<input type="checkbox"/> community planning		<input type="checkbox"/> maritime history	<input type="checkbox"/> transportation
	<input type="checkbox"/> conservation		<input type="checkbox"/> military	<input checked="" type="checkbox"/> other: Local history

Specific dates 1948

Architect/Builder

Construction dates 1948

Evaluation for:

☐ National Register

☐ Maryland Register

☐ not evaluated

Prepare a one-paragraph summary statement of significance addressing applicable criteria, followed by a narrative discussion of the history of the resource and its context. (For compliance projects, complete evaluation on a DOE Form – see manual.)

Statement of Significance

The house at 715 Brent Road is evidence of the Post-WWII demand for housing at the perimeter of established Rockville. This house was built in a new subdivision on raw farmland. The land across West Montgomery Avenue from this subdivision, the 1890 West End Park, was also experiencing development of outlying lots in the late 1940s, probably as a result of returning servicemen and availability of low-cost financing through the GI Bill. The house at 715 Brent Road was built of porous cinder block that required an exterior finish or brick veneer, not the concrete block of the early 20th Century. At 1,344 square feet of floor space, this was a solid middle class home of the late 1940s.

History and Support

The south side of the Rockville-Darnestown Road remained an area of scattered structures sited amongst multi-acre chestnut and oak groves for half a century after the subdivision and development of West End Park on the north side of what is now West Montgomery Avenue.

The demand for new housing after World War II encouraged a building boom in Rockville. The undeveloped land south of West Montgomery Avenue and west of Dr. Buckingham's Veterinary practice at 522 West Montgomery Avenue were laid out as "Roxboro". (Attachment 9.1) The subject house is one of the 22 small Cape Cod and ranch-style houses that were constructed in Roxboro by 1949.

The history of Roxboro tells a story of changing taste in housing and land use. The first section of "Roxboro" consisted of 11 lots, 10 on block 1 and 1 on block 4. It was platted by Porter and Emma Butt in 1940.¹ (attachment 9.1) The lots in the 700-708 block of West Montgomery Avenue and Brent Road ranged in size from 6,900 to 7,709 square feet. They were half the depth of the older lots to the east on West Montgomery

¹ Block 1 and part of Block 4, Roxboro. Montgomery County, MD Plat 1321. The land was conveyed by C. Dudley Ward and wife to Porter N. and Emma F. Butt on August 23, 1936 and recorded in Liber 634, folio 467.

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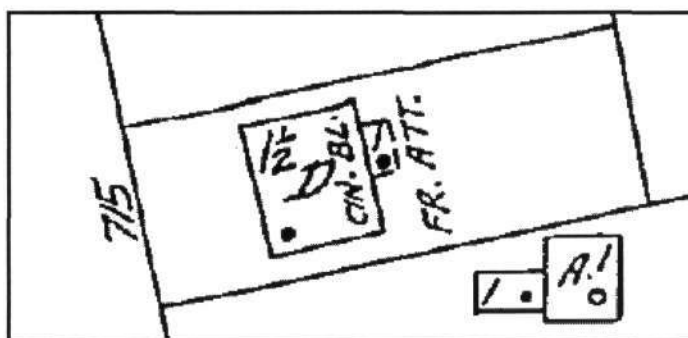
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Avenue. Six years later, Leroy and Esther Sherman purchased and subdivided a portion of the Ricketts property adjacent to 1940 Roxboro.²

Sherman's Addition (attachment 9.2) included the house at 710 West Montgomery Avenue, which was left on a full depth lot such as those found to the east on the south side of West Montgomery. The 710 lot measured 234.74 feet deep by 99 feet wide. Sherman also halved the depth of the original lots. Two lots, 62 foot wide with 8,500 square feet of land, were on West Montgomery. The lots on Brent Road were slightly smaller: 50 feet wide and about 6,000 square feet. The houses were proportionally smaller and more compact than the late Victorians and early 20th Century houses built closer to town center. This house is 1,344 square feet in size.

Porter and Emma Butts platted the remainder of blocks 2,3,4, and 5 in 1946 and 1947.³ Land continued to be sold and subdivided in this desirable area for 16 years.⁴

The 1949 Sanborn Map (attachment 9.3) shows the new subdivision of Roxboro, which included Sherman's addition, and Brent Road south of West Montgomery Avenue. The subdivision could only be entered via Aberdeen Avenue. The subject house was a 1-1/2 story cinder block dwelling with a frame attic. See Detail below.



The small building next to it in the detail is a garage in the rear yard of 710 W. Montgomery Avenue, indicated by the A for auto house. The house lot at 710 W. Montgomery Avenue, presently designated as a historic district known as Mrs. Ricketts Cottage, kept its original lot depth in this plat and extended through to Brent Road. It was later subdivided to provide additional lots on Brent Road.

The original Roxboro lot five was small, only 5,908 square feet. The house footprint was so large that it did not allow a side yard or driveway on the east or west of the house. This was corrected when lot four to the west was divided and sold by deed to the two adjacent lots. About half, 3,005 square feet of lot 4,

² Sherman's Addition to "Roxboro". Montgomery County MD Plat 1764. The land was part of land conveyed by Ulysses Ricketts to Christie Ricketts in 1887 (Liber JA6, f. 477 ff) and part of the land conveyed by Alexander Prescott and wife to Josephine Bailey and Thomas Bailey Dec. 30, 1918 (Liber 274 f 393).

³ Montgomery County Plats .1844 (1946) for the rest of Brent Road and Montgomery Avenue and 2150 for parts of blocks 3,4, and 5.

⁴ Land transactions and plats for Roxboro and its various additions covered a period of almost 16 years.

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was added to lot 5 and the balance was sold to the owner of lot 3. The combined lot was 8,913 square feet.

The first owner and presumed builder of the house at 715 Brent Road was Ellis W. and Lucy M. Smith. The Smiths kept the property for twenty years. During this time, Roxboro grew and most of the remaining vacant lots were developed. In September of 1969, the property was transferred to Barbara A. Smith et al. It was sold to Claude G. and A.D. Hyde in February of 1976. No information has been found in the book Rockville: Portrait of a City, or at the Montgomery County Historical Society to indicate that these owners were significant to the development or community of Rockville. It was sold to Ronald Seldon in 1977.⁵

⁵ L/f 4953/618 (6/07/1977)

9. Major Bibliographical References

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City of Rockville Utility Service Records through 1984, Maryland Department of Assessments and Taxation records, Montgomery County Plat records, Sanborn Fire Insurance Maps of Rockville MD for 1949 and 1950. United States Geological Survey Map, 1944.

10. Geographical Data

Acreage of surveyed property 8,913 square feet

Acreage of historical setting _____

Quadrangle name Rockville

Quadrangle scale: _____

Verbal boundary description and justification

All of Lot 5 and part of lot 4, Sherman's Addition to Roxboro.

11. Form Prepared by

name/title	Judy Christensen		
organization	City of Rockville, MD	date	October 25, 2004
street & number	111 Maryland Avenue	telephone	240-314-8232
city or town	Rockville	state	MD

The Maryland Inventory of Historic Properties was officially created by an Act of the Maryland Legislature to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 supplement.

The survey and inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

return to: Maryland Historical Trust
DHCD/DHCP
100 Community Place
Crownsville, MD 21032-2023
410-514-7600

Maryland Historical Trust

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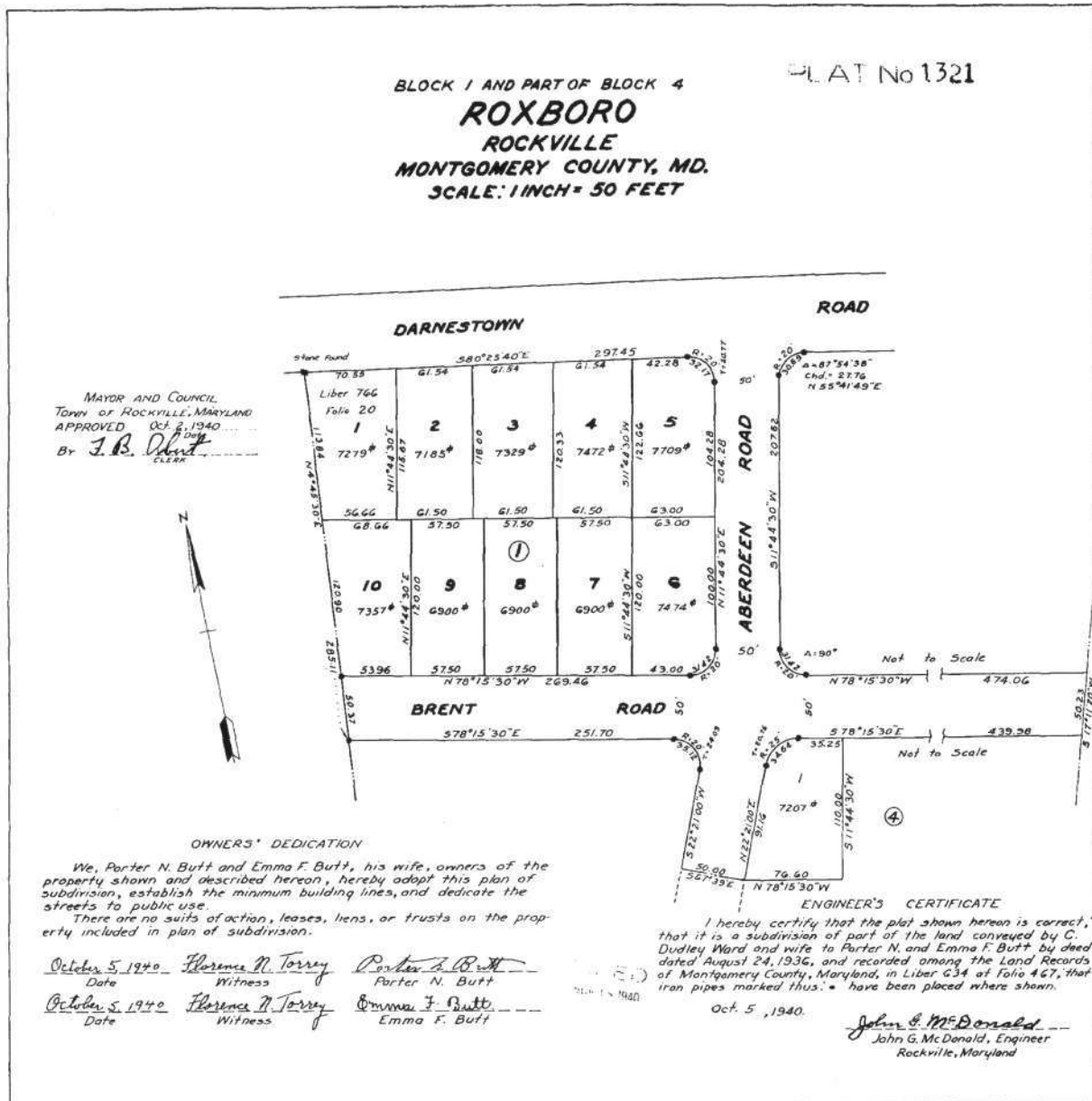
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Original Roxboro plat, 1940- Sherman's Addition was added to the right boundary.

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ENGINEER'S CERTIFICATE

I hereby certify that the plan shown hereon is correct, That it is a subdivision of part of the land conveyed by Ulysses Ricketts to Christie Ricketts by deed dated March 17, 1887, recorded in Liber JA 6 at Folio 477 — and part of the land conveyed by Alexander Prescott and wife to Josephine Bailey and Thomas Bailey by deed recorded December 30, 1918 in Liber 274 at Folio 393 of the land records of Montgomery County, Maryland. And that stones marked thus \square , and iron pipe marked thus \bullet , have been placed as indicated.

June 18, 1946

H.M. White
H.M. White - Engineer

OWNER'S DEDICATION

We, LeRoy B. Sherman and Esther W. Sherman the owners of the property shown and described hereon, hereby adopt this plan of subdivision, establish the building restriction lines and dedicate the streets to public use. There are no suits of action, leases, liens or trusts on the property included in this plan of subdivision.

June 18, 1946

Witness:

Frank B. Lane

LeRoy B. Sherman
LeRoy B. Sherman

Frank B. Lane

Esther W. Sherman
Esther W. Sherman

MAYOR & COUNCIL
Rockville, Maryland
APPROVED: *Joseph C. Ockersmith*
July 1946 Clerk

SHERMAN'S ADDITION TO "ROXBORO"

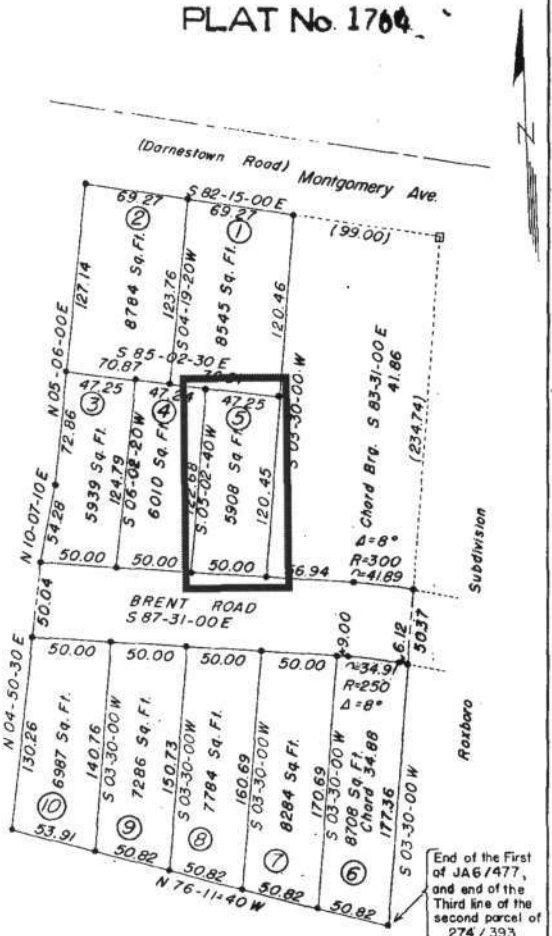
MONTGOMERY COUNTY, MARYLAND

Scale: 1" = 50'

June 1946

H.M. WHITE SURVEYS

FILED
JUL - 3 1946



Sherman's Addition to Roxboro, 1946 the original lot 5 is indicated by a blue box

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1949 Sanborn Fire Insurance Map of Rockville, Detail of Sheet #9 - Roxboro

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1960 Sanborn Fire Insurance Map of Rockville, Detail of Sheet # 9, Roxboro showing reconfigured lot with part of lot 4 added.

M: 26-49
715 Brent Road
Rockville, MD
USGS Rockville Quad

